

AGENDA ITEM NO.19

PLANNING COMMITTEE

Date	22 AUGUST 2012
Title	KENT HOUSE, BLACK HORSE LANE, CHATTERIS – GRADE II

1. PURPOSE/SUMMARY

The purpose of this report is to:-

- (a) Seek Planning Committee approval to issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of unauthorized changes to the above property.
- (b) Seek Planning Committee approval to proceed to the Magistrate's Court for prosecution, or take direct action, should the Listed Building Enforcement Notice not be complied with.

2. KEY ISSUES

- 2.1 23 uPVC double-glazed windows have been inserted in a Grade II listed building;
- 2.2 Three Satellite dishes have been attached;
- 2.3 One uPVC door
- 2.4 One banner sign has been attached without the benefit of Listed building consent (photographs appended).

3. RECOMMENDATIONS

Members are respectfully requested to authorise the commencement of direct action, or prosecution proceedings under Section 43 of the Planning (Listed Buildings and Conservation Areas) Act 1990 should any formal Notice proceedings, authorised and issued, not be complied with.

Wards Affected	Chatteris
Forward Plan Reference No.(if applicable)	-
Portfolio Holder(s)	Councillor Mrs Jan French
Report Originator	Martyn Kendall (Conservation Officer).

Contact Officer(s)	Alan Pain (Corporate Director – Economic and Community); Graham Nourse (Chief Planning Officer - Delivery); Seamus Lalor (Area Development Manager).
Background Paper(s)	Attached report; photographs.

1. BACKGROUND

- 1.1 The property is situated at Kent House, Black Horse Lane, Chatteris. The property was Listed Grade II on 22nd March 1983. The property forms one large house, converted to four flats. The List description remarks: *“Dated 1789 on plaque. House of two storeys and attics. Yellow brick with red brick quoins and dressings to windows. Symmetrical range of 6 windows at first and ground floors... Interior: two large inglenook hearths with pine mantle beams. Built by the parish as workhouse from bricks made of clay from the Slade and fired locally. ...”* [abridged]
- 1.2 This issue came to light following the survey of the district’s “Buildings of Local Interest” as a Supplementary Planning Document to the new Local Plan, in February 2012, when the Conservation Officer came across the building and found it was Listed but had unauthorised uPVC windows.
- 1.3 There are currently no planning applications under consideration in respect of this site and no history of previous formal Enforcement action.

2. CURRENT SITUATION

- 2.1 The owners of Kent House initially agreed to replace their windows at a rate of two windows every three years, then improved their offer by letter to a rate of three windows every two years. At this rate, however, the replacement would take 16 years. This was discussed with the Legal Section and was not considered acceptable to Fenland District Council. A replacement schedule of three years for the 23 windows, three satellite dishes and one banner sign is considered a more acceptable timescale.

3. CONCLUSION

- 3.1 In order to reach a speedy conclusion to this issue, permission is sought from Planning Committee to issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, giving a fixed period of time for the 23 windows, three satellite dishes and banner sign to be replaced, recommended to be three years.
- 3.2 Photographs of the unauthorised windows, satellite dishes and banner sign is attached for members’ assistance.









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Kent House
Black Horse Lane
Chatteris

Scale = 1:1,000

